

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that G. KEVIN MCQUINN, of Portland, Maine, for consideration paid, grants to ATL HOLDINGS LLC, a Florida limited liability company with a mailing address of 50 Portland Pier, Suite 400, Portland, Maine 04101, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described below.

Certain real estate located on Matthews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

A twenty-five percent undivided interest in Units 2, 4, 6, 8, 9, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 40, 42, 43, and 44 as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1 and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314, as amended.

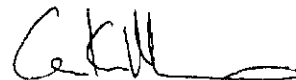
Together with, and Grantor hereby assigns to Grantee, all of the rights of the Declarant under the Declaration, including without limitation, Development Rights and the Special Declarant Rights.

Together with any and all of Grantor's interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of those Units or anywhere on the real estate.

Being the same premises conveyed to the Grantor herein by deed of Averill Associates, LLC of even date to be recorded herewith.

IN WITNESS WHEREOF, the said G. Kevin McQuinn has set his hand this 22 day of September, 2004.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
G. Kevin McQuinn

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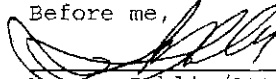
① BSSN

STATE OF MAINE  
COUNTY OF CUMBERLAND

September 22, 2004

Then personally appeared G. Kevin McQuinn and acknowledged the foregoing instrument to be his free act and deed.

Before me,



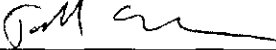
~~Notary Public/Attorney at Law~~

William M. Welch

ATL Holdings LLC hereby accepts the foregoing assignment of Special Declarant Rights.

ATL HOLDINGS LLC

BY:



Todd Colpitts

Its duly authorized Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

September 22, 2004

Then personally appeared Todd Colpitts in his capacity as duly authorized Manager of ATL Holdings LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,



~~Notary Public/Attorney at Law~~

William M. Welch

Received Kennebec SS.  
09/23/2004 9:22AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS